

Staff Report – Plan Commission

Docket #:	PC2024-036	Meeting Date:	August 26, 2024
Applicant:	Apollo Developers – Neil Goradia, 8904 Bash St, Suite H, Indianapolis, IN 46256		
Owner:	Walker Family Partnership LP 1287 W. Main St. Greenwood, IN 46142		
Subject Property:	1275 W MAIN ST, 1287 W MAIN ST & Parcel ID 41-03-36-042-023.001-053		
Staff Contact:	Gabe Nelson, nelsong@greenwood.in.gov, 317.887.5230		

Request #1:

Apollo Developers requests a site development wavier from UDO. Section. 10-06-02. Blocks. B. To exceed the maximum block length of 600 feet.

- **UDO. Section. 10-06-02. Blocks. B.** Blocks used for residential use shall not be longer than 600 feet as measured along the centerline of the block. The Plan Commission may require a dedicated common area easement in length of not less than across any portion of the block.

Request #2:

Apollo Developers requests a site development wavier from UDO. Section. 10-06-01. General Provisions and Design Principles. A. General Guidelines and Design Principles 4. Circulation within and connections to the City's existing street network shall be provided in accordance with the following design criteria: c. and UDO. Section 10-06-02. Blocks. A. 1-4. Specifically, a waiver for no vehicular connection to adjacent neighborhoods at Lea Lane and Green Valley Drive.

- **UDO. Section. 10-06-01. General Provisions and Design Principles. A. General Guidelines and Design Principles 4. Circulation within and connections to the City's existing street network shall be provided in accordance with the following design criteria: c.** Minor streets should be designed to provide access to each parcel of land within a subdivision or development, to adjoining undeveloped tracts, and in a manner that will encourage connectivity with the existing street network but discourage heavy use by through traffic. They should be planned so that future expansion will not require the conversion of minor streets to arterial routes.
- **UDO. Section 10-06-02. Blocks. A. 1-4.** The lengths, widths, and shapes of blocks shall be determined with due regard for the following: 1. To ensure a well-connected street network that considers future development; 2. To avoid super blocks with limited connectivity and that discourage pedestrian activity, contribute to street congestion, and increase driving distance that can negatively impact emergency services; 3. To provide safe and convenient vehicular and pedestrian access within developments and between adjacent developments and to lessen traffic congestion; and 4. To promote safe, direct and convenient pedestrian, bike and vehicular access.

Location:

The subject property is located between Main Street and Smith Valley Road on property commonly known as the Walker Farms. The subject property includes 1275 W MAIN ST (41-03-36-041-052.000-053), 1287 W MAIN ST (41-03-36-041-052.001-053) & Parcel ID 41-03-36-042-023.001-053

Existing & Surrounding Land Use:

Existing:	Agricultural (AG) - Agricultural Vacant land
North:	Residential Medium (RM) & Commercial Small (CS), Res. single family & office buildings
South:	Residential Medium (RM), Res. single family
East:	Residential Medium (RM), Res. single family
West:	Open Space (OS) & Residential Medium (RM), Religious Structure & Res. single family

Recommendations:

Request #1: UDO. Section. 10-06-02. Blocks. B. has been satisfied. No waiver is needed. If the waiver is still desired, staff will be unfavorable of the request.

Request #2: While the waiver request reflects concerns regarding connectivity and aligns with Common Council's Commitments, staff recognizes the importance of maintaining the potential for future connections as outlined in our Unified Development Ordinance. Furthermore, the UDO establishes that "permanent dead-end streets shall be prohibited. When permitted, stub streets shall have approved barricades. Right-of-way shall be dedicated to allow for future cul-de-sac turnaround to comply with City of Greenwood Street Standards. Design Standards for streets are illustrated on the Standard Detail Sheets adopted by the Board of Public Works and Safety" (Sec. 10-06-05. Streets. R). Therefore, the Staff **will not be unfavorable** of the waiver if the following conditions are met:

1. **Right-of-Way Dedication:** The developer must provide right-of-way to the property line on Lea Lane and Green Valley Drive.
2. **Infrastructure Improvements:** The developer must install road and sidewalk improvements up to the property line.
3. **Traffic Control Measures:** the developer must work with staff to provide a safe barricade or other means to restrict vehicular connectivity.
4. **Advanced Warning Signage:** The developer must provide advanced warning signage for the dead-end road to ensure safety and reduced confusion for drivers.
5. **Fire Turnaround:** If the length of the road is greater than 150 feet a temporary turnaround for Fire shall be provided.

Without the proposed conditions, staff **will be unfavorable** of the waiver request.

Attachments:

Waiver Request
Petitioner Findings of Fact
Site Plan

Attachment P: Subdivision, Site Development, Parking and or Landscape Waiver Request

Project Walker Commons Southeast

Docket _____

Waivers from these Regulations.

Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers to these subdivision, site development, and or parking regulations so that substantial justice may be done and the public interest secured, provided that such waivers shall not have the effect of nullifying the intent and purpose of these regulations. Such waivers may be granted upon written request of the applicant stating the reasons for each waiver and may be waived by two-thirds (2/3) of the regular membership of the Plan Commission. (Sec. 10-501: Subdivision Control); (Sec. 10-460: Site Development); (Sec. 10-103: Parking); (Sec. 10-472: Landscape)

The Plan Commission may, in its discretion, authorize and approve waivers from the requirements and standards of these regulations upon finding that the following five criteria have been justified:

- (1) The approval of the waiver request will not be detrimental to the public safety, health, and welfare, or injurious to property within a reasonable proximity to the subject property involved in the waiver request.
- (2) The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood.
- (3) The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.
- (4) The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

Attach a separate sheet that thoroughly itemizes, explains, and justifies how each Waiver Request meets the Waiver Guidelines outlined above.

I respectfully request consideration by the Greenwood Plan Commission to waive the requirements established by the following Section(s) of the Greenwood Municipal Code for the Subdivision Control Ordinance, Site Development, Zoning Ordinance as it relates to parking requirements, and Landscaping requirements for the City of Greenwood: (Staff can assist) **NOTE: Do not use this form if requesting a Waiver from the Stormwater Drainage and Sediment Control Ordinance. Contact the City Engineering Department to discuss drainage waiver requests.**


1. Section _____

2. Section _____

3. Section 10- UDO. Section. 10-06-01. General Provisions and Design Principles. A. General Guidelines and Design Principles 4. Circulation within and connections to the City's existing street network shall be provided in accordance with the following design criteria: c. /UDO. Section 10-06-02. Blocks. A. 1-4.

4. Section 10- UDO. Section. 10-06-02. Blocks. B.

I submit that this request is not in conflict with the Plan Commission's guidelines for review of waiver requests outlined above.



Signature of Applicant

Waiver for No Connection to Adjacent Neighborhoods at Lea Court and Green Valley Drive (Southeast Parcel)

The Plan Commission may, in its discretion, authorize and approve waivers from the requirements and standards of these regulations upon finding that the following five criteria have been justified:

(1) The approval of the waiver request will not be detrimental to the public safety, health, and welfare, or injurious to property within a reasonable proximity to the subject property involved in the waiver request.

Both the proposed development and the existing adjacent developments are proposed to have a minimum two means of access without the requested waiver of roadway connections. The subject property is proposed to have full access to both Main Street and Smith Valley Rd.

(2) The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood.

Green Valley Drive and Lea Court do not have adjacent sidewalks creating a unique constraint that residents of the neighborhood use the existing streets for pedestrian activities including walking, jogging, bicycle riding, and children playing. Residents of the existing neighborhood have been vocal of their concerns that a vehicular connection with the subject proposed development would be detrimental to the character and safety of the neighborhood as additional vehicle traffic would be in conflict with pedestrian activities in the existing roads. A lack of sidewalks creates a practical difficulty to accommodate vehicular traffic in the adjacent neighborhood. These conditions are unique to the existing neighborhood and will not substantially alter the character of the subject neighborhood.

(3) The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.

The practical difficulty of no sidewalks in the adjacent neighborhood was not imposed by the proposed development and is an existing condition.

(4) The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

The waiver request is necessary to avoid the vehicular connection to Lea Court and Green Valley Drive required by the Zoning Ordinance. This is a minimal deviation from explicit ordinance standards as both the existing Green Valley Estates development and proposed Walker Commons development have a minimum of two existing access points to an arterial road and therefore will encourage connectivity with the existing street network while discouraging heavy use of through traffic as directed in the applicable section of the zoning ordinance. The Green Valley Estates development has existed in the current condition without additional roadway connectivity for over fifty years and the community has expressed their objections to the connectivity. The proposed development will have access to both Main Street and Smith Valley Road and the additional connections is not necessary for the proposed development to encourage connectivity with the existing street network.

Waiver for Maximum Block Length of 600' (Southeast Parcel)

The Plan Commission may, in its discretion, authorize and approve waivers from the requirements and standards of these regulations upon finding that the following five criteria have been justified:

(1) The approval of the waiver request will not be detrimental to the public safety, health, and welfare, or injurious to property within a reasonable proximity to the subject property involved in the waiver request.

The layout of the development allows for multiple roadway connections for the subject lengths of block in excess of 600' and therefore have multiple points of access on these longer blocks.

(2) The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood.

The ordinance creates a practical difficulty due to an existing pipeline easement that is restrictive on roadway crossings and the long and narrow shape of the parcel (460'+/- width). These two conditions create unique constraints for providing a grid-like pattern with blocks less than 600' in length.

(3) The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.

The shape of the parcel and existing pipeline are existing conditions that were not self-imposed.

(4) The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

The block length waiver request provides a minimal deviation as all blocks of the subject parcel in excess of 600' are looped and still provide means of access from either end, and no lots are in excess of 600' from an existing intersection.

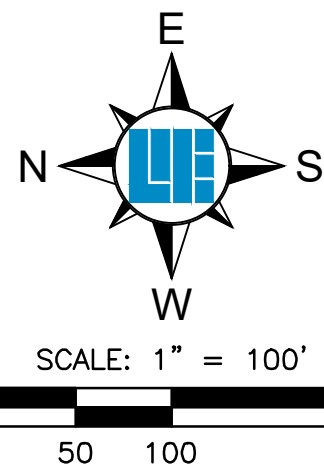


-----	=	RIGHT-OF-WAY LINE
S.S.E.	=	SANITARY SEWER EASEMENT
D.&U.E.	=	DRAINAGE, UTILITY AND SEWER EASEMENT
P.O.B.	=	POINT OF BEGINNING
AC	=	ACRE
SF	=	SQUARE FOOT
EX.	=	EXISTING
V.W.	=	VARIABLE WIDTH
ROW	=	RIGHT-OF-WAY
B.S.L.	=	BUILDING SETBACK LINE
*	=	ADA RAMP

1. THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL COMPLY WITH THE CURRENT CITY OF GREENWOOD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
2. THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.
3. BUILDING SETBACK LINES WILL BE ESTABLISHED IN ACCORDANCE WITH GREENWOOD'S ZONING ORDINANCE.

PLANS PREPARED FOR
APOLLO DEVELOPERS, LLC
 12941 COYOTE RUN
 FISHERS, INDIANA 46038
 TELEPHONE: (317) 446-7654
 CONTACT PERSON: NEIL GORADIA
 EMAIL: NEIL@BUILDAPOLLO.COM

PLANS PREPARED BY
WEIHE ENGINEERS
 10505 N. COLLEGE AVE.
 INDIANAPOLIS, INDIANA 46280
 TELEPHONE: (317) 846-6611
 CONTACT PERSON: JIM PENCE
 EMAIL: PENCEJ@WEIHE.NET



PREPARED FOR:
WALKER COMMONS SOUTHEAST PARCEL

CITY OF GREENWOOD, SECTION 36-T14N-R3E, WHITE
RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA

OVERALL SITE PLAN

Part of the SE/4 of Section 36, Township 14 North, Range 3 East, White River Township, Johnson County, Indiana

PREPARED FOR:

SHEET NO.

P103

PROJECT NO.
W23.0785

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
REVISIONS PER CITY OF GREENWOOD COMMENTS	08-12-2024	MEN	W23.0785
			DWG NAME:
			DESIGNED BY:
			CHECKED BY:
			DRAWN BY:
			DATE:



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10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

ALLAN H. WEIHE, P.E., L.S. - FOUNDER